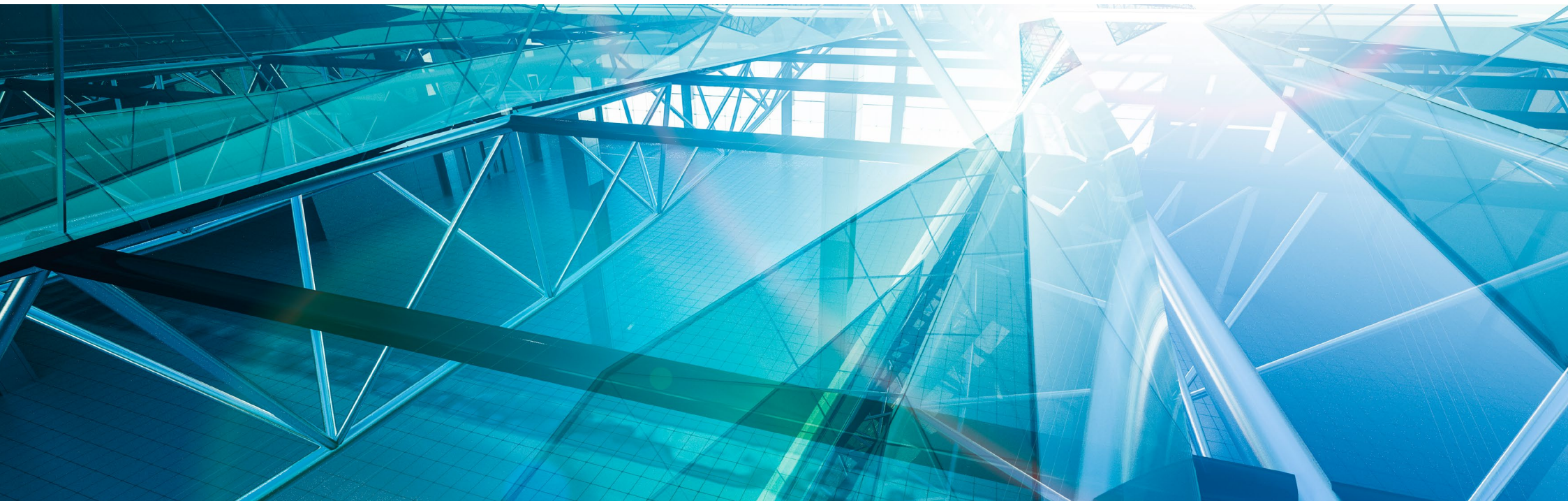


# **COVID-19 Government Measures in Real Estate**

## Europe

3 April 2020







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## Jurisdiction: UK

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Business Rates Retail Discount (BRRD)</b>	<p>You are eligible if:</p> <ul style="list-style-type: none"> <li>Your business is based in England</li> <li>Your business is in the retail, hospitality and/or leisure sector</li> </ul> <p>The government guidance now includes Estate Agents, Letting Agencies and Bingo Halls as being eligible.</p> <p>NB: Similar schemes have been announced by the devolved administrations in Scotland, Wales and Northern Ireland.</p>	<ul style="list-style-type: none"> <li>A business rates holiday for eligible businesses for the 2020-2021 tax year. During this period, the BRRD has been temporarily increased to 100% and expanded to cover the hospitality and leisure sectors.</li> <li>The business rates holiday will be provided by local authorities, who will be compensated for these measures.</li> <li>Businesses that received the retail discount in the 2019-2020 tax year will be rebilled by their Local Authority as soon as possible.</li> </ul>	Temporary increase covers the 2020-2021 tax year	<ul style="list-style-type: none"> <li>The business rates holiday will be applied to the next council tax bill in April 2020.</li> <li>Local Authorities may have to reissue your bill automatically to exclude the business rates charge, which will be done as soon as possible.</li> </ul>	For further information, please see our publication: <a href="#">COVID-19 Key Real Estate Issues</a>
<b>Retail and Hospitality Grant Scheme</b>	<p>You are eligible for the grant if:</p> <ul style="list-style-type: none"> <li>Your business is based in England</li> <li>Your business is in the retail, hospitality and/or leisure sector</li> <li>Your business has a rateable value of under £51,000</li> </ul> <p>Businesses that do not pay business rates are not included in this scheme.</p> <p>NB: Similar schemes have been announced by the devolved administrations in Scotland, Wales and Northern Ireland.</p>	<ul style="list-style-type: none"> <li>Businesses in the retail, hospitality and leisure sector are able to obtain a cash grant of up to £25,000 per property.</li> <li>A one-off grant of £10,000 via Local Authorities for businesses trading from premises with a rateable value under £15,000.</li> <li>If your business is trading from premises with a rateable value between £15,001 and £51,000, you will be eligible to receive a one-off grant of £25,000.</li> </ul>	One-Off Grant	<ul style="list-style-type: none"> <li>The person who, according to the Billing Authority's records, was the ratepayer in respect of the premises on the 11 March 2020, will receive the funding, and your Local Authority will write to you if you are eligible.</li> <li>Enquiries on the provision of relief should be directed to the relevant Local Authority.</li> </ul>	For further information, please get in touch with your usual firm contact.

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Small Business Grant Scheme</b>	<p>You are eligible if:</p> <ul style="list-style-type: none"> <li>Your business is based in England</li> <li>You are a small business and already receive Small Business Rate Relief and/or Rural Rate Relief</li> <li>You are a business that occupies property</li> </ul> <p>NB: Similar schemes have been announced by the devolved administrations in Scotland, Wales and Northern Ireland.</p>	<ul style="list-style-type: none"> <li>The government will provide additional Small Business Grant Scheme funding for local authorities to support small businesses that already pay little or no business rates. This will provide a one-off grant of £10,000 to eligible businesses to help meet their ongoing business costs.</li> </ul>	One-Off Grant	<ul style="list-style-type: none"> <li>Enquiries on the provision of relief should be directed to the relevant Local Authority.</li> </ul>	For further information, please get in touch with your usual firm contact.
<b>Commercial Tenants: Protection from Eviction</b>	<p>You are eligible if:</p> <ul style="list-style-type: none"> <li>You are a commercial tenant in England, Wales or Northern Ireland</li> </ul>	<ul style="list-style-type: none"> <li>A moratorium on the forfeiture of commercial leases by landlords for non-payment of rent.</li> <li>Commercial tenants who cannot pay their rent because of COVID-19 will be protected from eviction and will not automatically forfeit their lease if they miss a payment for an initial period of three months until 30 June 2020.</li> <li>However, this is not a rental holiday, and tenants will still be liable for the rent after the moratorium period has expired.</li> </ul>	Initial period of three months until 30 June 2020, with the option to extend further if necessary	<ul style="list-style-type: none"> <li>While landlords are unable to forfeit leases during this period, tenants and landlords are strongly encouraged to maintain an active dialogue, as tenants will still be liable for the rent after the moratorium period has expired.</li> <li>Landlords should consider whether flexible arrangements would be more suitable, e.g. agreeing temporary reductions in rent or a move to monthly payment arrangements to allow both landlords and tenants to mutually “share the pain” for what is hoped to be as short a period as possible.</li> </ul>	For further information, please see our publication: <a href="#">Temporary Lockdown on Landlords Forfeiting Commercial Leases</a>
<b>Tax: VAT Deferral</b>	<ul style="list-style-type: none"> <li>All UK businesses.</li> </ul>	<ul style="list-style-type: none"> <li>VAT payments will be deferred for a period of three months.</li> <li>Taxpayers will be given until the end of the 2020-2021 tax year to pay any liabilities that have accumulated during the deferral period.</li> </ul> <p>Businesses paying VAT by direct debit will need to contact their bank to cancel the DD for the requisite period and set it up again as soon as the deferral period is over.</p>	20 March 2020 – 30 June 2020	<ul style="list-style-type: none"> <li>This is an automatic offer with no applications required.</li> <li>VAT returns must still be completed and submitted as normal.</li> </ul>	For further information, please see our publication: <a href="#">COVID-19: UK Tax – Measures and Waits</a>

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Tax: Time to Pay</b>	All taxpayer businesses experiencing difficulties paying outstanding tax liabilities of any description are eligible.	<p>Time to Pay is a pre-existing service that has been enhanced in response to COVID-19. HMRC will consider applications on a case-by-case basis.</p> <p>Possible arrangements include:</p> <ul style="list-style-type: none"> <li>• a deferment of tax due</li> <li>• paying amounts in instalments</li> <li>• suspending debt collection proceedings, and</li> <li>• waiving any penalties and interest accruing on unpaid liabilities.</li> </ul>	Indefinite.	Any business that considers if paying an amount of tax is going to prove difficult or impossible should contact HMRC via an emergency helpline – 0800 024 1222, 8am–4pm, (Monday to Friday; not bank holidays)	For further information, please see our publication: <a href="#">COVID-19: UK Tax – Measures and Waits</a>
<b>Commercial: Permission for Pubs and Restaurants to Operate as Takeaways</b>	<ul style="list-style-type: none"> <li>• Pub and restaurant operators seeking to continue trading by providing take-away services.</li> </ul>	<ul style="list-style-type: none"> <li>• Planning rules have been relaxed, allowing pubs and restaurants to operate as hot food takeaways without a planning application.</li> <li>• A time-limited permitted development right will be introduced to allow the temporary change of class A4 premises (drinking establishment) and class A3 premises (restaurants and cafes) to a hot-food takeaway for a limited period.</li> <li>• The serving of alcoholic drinks will continue to be subject to existing licensing laws.</li> </ul>	12-month period	<ul style="list-style-type: none"> <li>• Businesses will be required to tell the Local Planning Authority when the new property use begins and ends.</li> </ul>	For further information, please keep up to date with the publications on our <a href="#">COVID-19 Hub</a> .
<b>Planning Guidance</b>	<ul style="list-style-type: none"> <li>• Guidance is relevant to all Councils, Local Authorities and those with currently engaged with the planning system.</li> </ul>	<ul style="list-style-type: none"> <li>• The Coronavirus Bill enables Councils to hold planning committees and other Local Authority meetings without councillors being physically present.</li> <li>• In an update, the MHCLG has asked authorities to take an innovative approach and use technology to ensure discussions and consultation continue. This includes both decision making and plan making.</li> <li>• Delegated committee decisions are encouraged if appropriate.</li> </ul>	Measures are due to end on 7 May 2021 however will be reconsidered every six months	<ul style="list-style-type: none"> <li>• Local Authorities will continue to receive planning applications via the Planning Portal as usual.</li> <li>• Procedures such as site notifications and site visits will need to adapt with the Planning Inspectorate issuing updated guidance regularly.</li> <li>• Meetings are already being held virtually and site visits can be carried out through a combination of photos and videos, submitted by applicants and well-established internet applications.</li> </ul>	For further information, please keep up to date with the publications on our <a href="#">COVID-19 Hub</a> .

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Domestic: Mortgage Holiday</b>	<ul style="list-style-type: none"> <li>Homeowners experiencing financial difficulty.</li> </ul>	<ul style="list-style-type: none"> <li>The FCA has confirmed that mortgage customers can ask for a payment holiday if they are experiencing payment difficulties.</li> <li>While a person is taking a payment holiday, the interest that would have been paid still accumulates and the capital sum of the loan remains.</li> </ul>	Initial period of three months	<ul style="list-style-type: none"> <li>Those experiencing financial difficulties should contact their lender for an assessment to consider whether a mortgage holiday is suitable.</li> </ul>	
<b>Domestic Tenants: Rental Protection</b>	<ul style="list-style-type: none"> <li>Tenants in both social and private accommodation.</li> <li>Landlords with a Buy to Let Mortgage.</li> </ul>	<ul style="list-style-type: none"> <li>Landlords will have to give all renters in the social and private rental sector three months' notice if they intend to seek possession. This means that landlords will not be able to start proceedings until after this period.</li> <li>From 27 March 2020, the court service will suspend all ongoing housing possession action, meaning cases cannot progress to the stage where a tenant could be evicted.</li> <li>The mortgage holiday available to homeowners has been extended to landlords with Buy to Let mortgages.</li> </ul>	From 26 March 2020 for an initial three-month period	<ul style="list-style-type: none"> <li>Tenants should be mindful that they remain liable for their rent and should aim to pay this as usual. Where a tenant is facing financial difficulties, they are encouraged to retain an open dialogue with their landlord to discuss the possibility of a rent payment scheme.</li> <li>Where landlords require further support, they should contact their lender regarding a three-month mortgage repayment holiday where they have Buy to Let mortgages.</li> <li>Landlords remain legally obliged to ensure properties meet the required standard – urgent, essential health and safety repairs should be made.</li> </ul>	

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>UK Cabinet Office guidance for public sector bodies – Procurement Policy Note 01/20</b>	Contracting authorities and economic operators within the meaning of the Public Contracts Regulations 2015 (in summary, public sector bodies). Although not directly applicable, it will have relevance for equivalent bodies under the Utilities Contracts Regulations 2016, the Concession Contracts Regulations 2016 and/or the Defence and Security Public Contracts Regulations 2011.	<ul style="list-style-type: none"> <li>Contracting authorities will be able to use accelerated procurement procedures when procuring work, supplies or services, to respond to the COVID-19 outbreak. There are five accelerated procedure options available to contracting authorities: <ul style="list-style-type: none"> <li>– Direct award due to extreme urgency</li> <li>– Direct award due to absence of competition or protection of exclusive rights</li> <li>– Call off from an existing framework agreement or dynamic purchasing system</li> <li>– Call for competition using a standard procedure with accelerated timescales</li> <li>– Extending or modifying a contract during its term</li> </ul> </li> </ul>	Period of COVID-19	<ul style="list-style-type: none"> <li>Contracting authorities to consider their particular set of circumstances before selecting which of the five accelerated procedures to utilise and follow.</li> </ul>	For more information, please see our publication: <a href="#">Public Procurement During the COVID-19 Outbreak</a>
<b>UK Cabinet Office guidance for public sector bodies – Procurement Policy Note 02/20</b>	<ul style="list-style-type: none"> <li>Contracting authorities and economic operators within the meaning of the Public Procurement Regulations (in summary, public sector bodies).</li> </ul>	<ul style="list-style-type: none"> <li>Cashflow/business continuity relief for suppliers to the public sector.</li> <li>It is recommended that public sector bodies continue paying their suppliers even when performance is affected by COVID-19, subject to certain provisos.</li> <li>Acceleration of payment terms.</li> <li>Suppliers also entitled to extensions of time and waivers of remedies in certain circumstances.</li> </ul>	Until 30 June 2020	<ul style="list-style-type: none"> <li>Contracting authorities to review their contract portfolio and act accordingly.</li> <li>Suppliers to consider relief under this PPN, instead of/alongside asserting <i>force majeure</i>/frustration.</li> </ul>	

## Jurisdiction: Czech Republic

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Deferral in the Payment of Health and Social Insurance</b>	<ul style="list-style-type: none"> <li>Self-employed persons.</li> </ul>	<ul style="list-style-type: none"> <li>Six-month deferral in the payments of the minimum compulsory health and social insurance advances.</li> </ul>	March to August 2020	<ul style="list-style-type: none"> <li>No action needed.</li> </ul>	For further information, please see the announcement of <a href="#">Ministry of Finance: Self-employed will save on insurance premiums</a> (in Czech).
<b>(TAX) Liberation Package I</b>	<ul style="list-style-type: none"> <li>Individual and corporate income tax payers.</li> </ul>	<ul style="list-style-type: none"> <li>Remission of a fine for late submission of individual and corporate income tax returns</li> </ul>	n/a	<ul style="list-style-type: none"> <li>The fine shall be remised on condition that the tax return for the 2019 tax year is submitted no later than 1 July 2020.</li> </ul>	For further information, please see the respective <a href="#">Government Resolution</a> (in Czech), the <a href="#">Financial Newsletter no. 4/2020</a> (in Czech) and the announcement of <a href="#">Ministry of Finance: The government approved the Liberation Tax Package</a> (in Czech).
	<ul style="list-style-type: none"> <li>Taxpayers who, at the individual request, have been remitted, at least in part, with default interest for reasons related to the spread of SARS-CoV-2.</li> <li>Taxpayers who, on individual request, have been allowed to delay the payment of tax or divide its repayment due to SARS-CoV-2 spread.</li> </ul>	<ul style="list-style-type: none"> <li>Remission of a fine for late tax submissions (in Czech: <i>daňové tvrzení</i>).</li> </ul>	n/a	<ul style="list-style-type: none"> <li>Based on individual requests for remission of default interest, delay of the payment of tax or division of its repayment – the connection with COVID-19 must be proven.</li> </ul>	
	<ul style="list-style-type: none"> <li>VAT payers.</li> </ul>	<ul style="list-style-type: none"> <li>Remission of fines for the late submission of a control report of CZK1,000.</li> </ul>	All fines incurred between 1 March and 31 July 2020.	<ul style="list-style-type: none"> <li>No action needed. Applies to all fines incurred between 1 March and 31 July 2020.</li> </ul>	
	<ul style="list-style-type: none"> <li>All taxpayers.</li> </ul>	<ul style="list-style-type: none"> <li>Remission of the administrative fee for filing an application for remission of default interest or interest from the delayed amount (in Czech: <i>úrok z posečkané částky</i>).</li> <li>Remission of the administrative fee for filing an application for on the authorisation to delay the payment of the tax or, if necessary, to distribute its payment in instalments, or to amend this decision.</li> <li>Remission of the administrative fee for filing an application requests for remission of fine for failure to submit a control tax report.</li> </ul>	Application requests filed up to 31 July 2020.	<ul style="list-style-type: none"> <li>No action needed. Applies to all such application request filed up to 31 July 2020.</li> </ul>	For further information, please see the respective <a href="#">Government Resolution</a> (in Czech), the <a href="#">Financial Newsletter no. 4/2020</a> (in Czech) and the announcement of <a href="#">Ministry of Finance: The government approved the Liberation Tax Package</a> (in Czech).



Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>(TAX) Liberation Package II</b>	<ul style="list-style-type: none"> <li>Individual and corporate income taxpayers.</li> </ul>	<ul style="list-style-type: none"> <li>Remission of the June advance on individual and corporate income tax</li> </ul>	n/a	<ul style="list-style-type: none"> <li>No action needed.</li> </ul>	<p>For further information, please see the respective Government Resolution (in Czech), the <a href="#">Financial Newsletter no. 5/2020</a> (in Czech) and the announcement of <a href="#">Ministry of Finance: Tax relief will be extended</a> (in Czech).</p>
	<ul style="list-style-type: none"> <li>Taxpayers concerned with submission of real estate property acquisition tax return.</li> </ul>	<ul style="list-style-type: none"> <li>Remission of fines for late submission of real estate property acquisition tax return</li> </ul>	n/a	<ul style="list-style-type: none"> <li>The real estate property acquisition tax return can be filed by 31 August 2020 at the latest without the threat of a penalty.</li> </ul>	
	<ul style="list-style-type: none"> <li>Taxpayers concerned with payment of real estate property acquisition tax.</li> </ul>	<ul style="list-style-type: none"> <li>Delay of maturity of real estate property acquisition tax</li> </ul>	All late real estate property acquisition tax, the maturity of which occurs at the deadline for filing the tax return in the period from 31 March 2020 to 31 July 2020	<ul style="list-style-type: none"> <li>No action needed.</li> </ul>	
	<ul style="list-style-type: none"> <li>Individual and corporate income taxpayers.<sup>1</sup></li> </ul>	<ul style="list-style-type: none"> <li>Introduction of Loss carry back (in Czech: zpětné působení daňové ztráty).</li> </ul>	For 2020	<ul style="list-style-type: none"> <li>It shall be redeemable in the tax return for 2019 and 2018.</li> </ul>	
<b>Commercial: Permission for Pubs and Restaurants to Operate as Takeaways</b>	<ul style="list-style-type: none"> <li>Pub and restaurant operators.</li> </ul>	<ul style="list-style-type: none"> <li>Operation of restaurants is generally prohibited; however, operating as a takeaway service is allowed.</li> </ul>	Prohibition of regular operation of restaurants through 11 April 2020 6 a.m.	No action needed.	<p>For further information, please see the respective <a href="#">Government Resolution</a> (in Czech)</p> <p>and the <a href="#">Extraordinary Measure taken by the Ministry of Health</a> (in Czech).</p>
<b>Permission for Hotels to Provide Services to Foreigners</b>	<ul style="list-style-type: none"> <li>Hotel operators with foreign occupiers.</li> </ul>	<ul style="list-style-type: none"> <li>Operation of hotels is generally prohibited; however, an exception has been made permitting the provision of services to foreigners and to individuals for the purposes of employment, entrepreneurship or other similar activity.</li> </ul>	Prohibition of regular operation of hotels through 11 April 2020	No action needed.	<p>For further information, please see <a href="#">Government Resolution</a> and <a href="#">Government Resolution</a>, the <a href="#">announcement of the Ministry of Industry and Trade</a>, and the <a href="#">announcement of the Ministry of Regional Development</a> (in Czech).</p>
<b>Deferral of rent payments</b>	<ul style="list-style-type: none"> <li>Residential tenants and tenants of retail premises who were forced to close their business due to government coronavirus measures</li> </ul>	<ul style="list-style-type: none"> <li>Extension of the due date for payment of rent receivables that become due during the period of the government coronavirus measures</li> <li>Landlord will be granted an extended period for delivering invoices for services and energy consumption to tenants.</li> </ul>	Covers rent which becomes due from 12 March 2020 until 30 September 2020	No action needed.	<p>For further information, please see <a href="#">Government Resolution</a> and <a href="#">Government Resolution</a>, the <a href="#">announcement of the Ministry of Industry and Trade</a>, and the <a href="#">announcement of the Ministry of Regional Development</a> (in Czech).</p>

<sup>1</sup> It is not apparent from the Government Resolution of 23 March 2020 whether this measure was approved. Given the nature of the measure, an amendment to the Income Tax Act would be required.

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Prohibition to terminate lease agreement</b>	<ul style="list-style-type: none"> <li>Residential tenants and tenants of retail premises who were forced to close their business due to government coronavirus measures</li> </ul>	<ul style="list-style-type: none"> <li>Landlord prohibited from terminating the lease agreement due to default in due payments of rent</li> </ul>	Prohibition to terminate lease until 31 May 2021 (residential leases) and 31 March 2022 (retail leases)	Tenant must substantiate inability to repay.	For further information, please see <a href="#">Government Resolution</a> and <a href="#">Government Resolution</a> , the <a href="#">announcement of the Ministry of Industry and Trade</a> , and the <a href="#">announcement of the Ministry of Regional Development</a> (in Czech).
<b>Deferral of loan repayments</b>	<ul style="list-style-type: none"> <li>Recipients of loans provided by the State Housing Development Fund</li> </ul>	<ul style="list-style-type: none"> <li>Extension of the period for repayment of loans provided by the State Housing Development Fund</li> </ul>	Repayment of loan payments until 30 November 2020	An application needs to be filed evidencing inability to repay.	For further information, please see <a href="#">Government Resolution</a> and the <a href="#">announcement of the Ministry of Regional Development</a> (in Czech).
<b>Programme COVID I</b>	<ul style="list-style-type: none"> <li>Small and medium enterprises</li> <li>Businesses must prove that their operations were limited, paused or otherwise affected by the extraordinary measures of the government to fight the spread of COVID-19</li> <li>The finances may be used to purchase equipment or intangible assets, to purchase and finance inventory, and to finance business operations</li> </ul>	<ul style="list-style-type: none"> <li>Loans are provided by the Czech-Moravian Guarantee and Development Bank without interest and without fees</li> <li>Loans are provided in the amount from CZK500,000 to CZK15 million with two years' maturity and possible deferral of repayment up to 12 months</li> </ul>	This programme has been suspended for now.	Application via the website of the Czech-Moravian Guarantee and Development Bank, available here.	<a href="https://www.cmzrb.cz/podnikatele/uveru/uver-covid/">https://www.cmzrb.cz/podnikatele/uveru/uver-covid/</a> (in Czech)
<b>Programme COVID II</b>	<ul style="list-style-type: none"> <li>Small and medium enterprises that do not have a registered seat in Prague</li> <li>Businesses must prove that their operations were limited, paused or otherwise affected by the extraordinary measures of the government to fight the spread of COVID-19</li> <li>The finances may be used to purchase equipment or intangible assets, to purchase and finance inventory, and to finance business operations</li> </ul>	<ul style="list-style-type: none"> <li>Commercial loans are provided by one of the commercial banks in the programme with guarantee provided by the Czech-Moravian Guarantee and Development Bank</li> <li>Loans may be provided up to CZK15 million and the guarantee is a maximum of 80% of the principal amount</li> <li>Guarantee is provided for three years maximum</li> </ul>	The first round of applications ended on 3 April 2020. The next application round has not been announced yet.	Application must be sent to the Czech-Moravian Guarantee and Development Bank in accordance with the Call for Applications here. The selection process is made in rounds, and each round has allocated CZK1.5 billion. After distribution of the allocated CZK1.5 billion, a new round will be opened. The overall funds available are CZK4 billion.	<a href="https://www.cmzrb.cz/podnikatele/zaruky/zaruka-covid-ii/">https://www.cmzrb.cz/podnikatele/zaruky/zaruka-covid-ii/</a> (in Czech)

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Direct payments to self-employed individuals<sup>2</sup></b>	<ul style="list-style-type: none"> <li>Self-employed individuals who have earned at least CZK180,000 in 2019 or CZK15,000 monthly in 2019 and experienced a significant drop in revenues from January 2020 to March 2020 in comparison to the period of January 2019 to March 2019</li> </ul>	<ul style="list-style-type: none"> <li>Ministry of Finance will distribute direct one-time payments of CZK25,000</li> </ul>	During April 2020.	Application must be sent via an online form, which will be published on the website of the Financial Administration office here.	<a href="https://www.mfcr.cz/cs/aktualne/tiskove-zpravy/2020/mf-spousti-primou-podporu-pro-zasazene-o-38055">https://www.mfcr.cz/cs/aktualne/tiskove-zpravy/2020/mf-spousti-primou-podporu-pro-zasazene-o-38055</a> (in Czech)

<sup>2</sup> The respective legislation is currently under preparation.



## Jurisdiction: Italy

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Solidarity Fund for First Principal Residences</b>	<ul style="list-style-type: none"> <li>Borrowers who obtained loans used to purchase first principal residences.</li> </ul>	<ul style="list-style-type: none"> <li>The owner of a main dwelling property may apply for access to the fund's benefits, holder of a loan contract for the purchase of the same property not exceeding €250,000. Due to the state of emergency, the ISEE<sup>3</sup> requisite is not requested.</li> <li>The loan must also be amortised for at least one year at the time of application.</li> <li>It must be stressed that, as an exception, access to the measure is also granted to self-employed workers and professionals who have suffered a decrease in turnover of more than 33% in the last quarter of 2019 because of the closure or restriction of their activities due to COVID-19.</li> <li>The Italian government has extended the provisions relating the suspension of instalments applicable to (irrespective of location) cases of suspension from work or reduction of working hours for a period of at least 30 days.</li> </ul>	<p>This facility is now available; the suspension of the payments can be requested for up to 18 months</p>	<ul style="list-style-type: none"> <li>Individual borrowers should apply to their own banks. The bank that issued the loan can tell the single borrower if they are eligible to obtain this facility.</li> </ul>	<p><a href="#">Further information on the recent decrees issued by Italian government</a> (in Italian)</p>
<b>Tenants: Protection From Penalties</b>	<ul style="list-style-type: none"> <li>All tenants whose liabilities derive from compliance with the quarantine measures set out by Law Decree dated 17 March 2020, no. 18.</li> <li>Commercial tenants who are party to commercial leases, for buildings falling under cadastral category C/1.</li> </ul>	<ul style="list-style-type: none"> <li>Article 91 of Law Decree dated 17 March 2020, no. 18, excludes the tenant's liability pursuant to Articles 1218 and 1223 (compensation for damages) of the Italian Civil Code, also in relation to "penalties for delays or omitted performance," if the liability derives from "compliance with the quarantine measures set out by the decree."</li> <li>Article 65 of the same Law Decree provides that tenants who are party to commercial leases will benefit, for the year 2020, from a tax credit equal to 60% of the rent for the month of March 2020, for buildings falling under cadastral category C/1.</li> </ul>	<p>Until the end of the state of emergency and the linked quarantine measures</p>	<ul style="list-style-type: none"> <li>The facility established by Article 91 of Law Decree dated 17 March 2020, no. 18, is now available. No action is required.</li> <li>No specific tax code has been established to be used for filing tax return (Model F24) and obtaining the relevant tax credit. Therefore, it will have to wait for the appropriate institutional provision from the Italian Tax Authority.</li> </ul>	<p><a href="#">Further information on Decree-Law no. 18/2020</a> (in Italian)</p>

<sup>3</sup> ISEE is the Equivalent Economic Situation Indicator, the tool that "photographs" the economic/patrimonial situation of who wants to benefit from concessional social services. It assesses and compares the economic situation of family units so as to regulate access to social services (e.g. school refectory, enrolment in playschools, etc.) and social-health services provided by bodies on the basis of specific competences.

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Tax Credit for Sanitising Costs</b>	All entrepreneurs and professionals who face documented sanitising costs of space up to €20,000.	<ul style="list-style-type: none"> <li>The tax credit amounts to 50% of the sanitising costs faced by eligible subjects.</li> <li>By Decree of the Minister for Economic Development, to be adopted within 30 days from the date of entry into force of Law Decree dated 17 March 2020, no. 18, the criteria and means of application and use of the tax credit will be established.</li> </ul>	Until the end of the year 2020	<ul style="list-style-type: none"> <li>The means to obtain this fiscal measure will be specified in a specific Decree of the Minister for Economic Development.</li> </ul>	<a href="#">Further information on Law Decree no. 18/2020</a> (in Italian)
<b>Requisition of Properties</b>	All natural and legal persons in Italy.	<ul style="list-style-type: none"> <li>Until the end of the state of emergency, Article 6 of Law Decree dated 17 March 2020, no. 18, allows the Chief of the Italian Civil Protection Department to requisition buildings owned or used, by any public or private person, related to medical and surgical services, as well as goods of any kind needed to cope with the health emergency.</li> <li>Something similar is stated with reference to real estate: the Prefect, on a proposal from the Italian Civil Protection Department, and after hearing the Department of Prevention, can by decree order the requisition use of national hotel facilities or other suitable facilities, in order to host people in health surveillance or in fiduciary isolation or permanently, where such measures cannot be taken at the address of the person concerned.</li> <li>With reference to real estate properties, a requisition allowance has been provided for that will be equal, on a monthly basis, to the 0.42% of the market value of the real estate property or of properties of similar characteristics. The requisition of the properties can have a duration up to 31 July 2020, or until the subsequent date on which the state of emergency has been further extended.</li> </ul>	The provision is already applicable; the requisition of real estate properties may continue until July 31, 2020, unless the state of emergency will be prolonged	<ul style="list-style-type: none"> <li>No action needed.</li> </ul>	<a href="#">Further information on Law Decree no. 18/2020</a> (in Italian)

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Measures for Tourism and Hospitality</b>	<ul style="list-style-type: none"> <li>• Certain businesses active in the real estate, tourism and hospitality sectors.</li> <li>• Export credit activities.</li> <li>• Counterparties to a residence contract.</li> <li>• Purchasers of tickets for shows, museums and other places of culture.</li> </ul>	<ul style="list-style-type: none"> <li>• Certain investments and activities (e.g. real estate, tourism and hospitality) are exceptionally allowed to combine the public fund guarantee with other forms of security granted.</li> <li>• Considering the financial measures relating to assist export credit in the tourism sector, in order to export credit activities in the sectors affected by the COVID-19 crisis during the current financial year, the Law Decrees adopted by the Italian government allow the Ministry of Economy to offer state guarantees for non-market risks in favour of SACE S.p.A.<sup>4</sup>, for approved transactions in the cruise sector for a maximum amount of €2.6 billion. This measure aims to (i) enable the completion of commercial transactions that are strategic for the Italian economy; and (ii) maintain employment levels.</li> <li>• Residence contracts and tickets for shows and cultural initiatives, for which it has become impossible to provide the service as a result of the restrictive measures adopted, can terminate pursuant to Article 1463 of the Italian Civil Code (contract resolution for so-called “<i>impossibilità sopravvenuta</i>”).</li> </ul>	The facilities will be in force until the end of the state of emergency	<ul style="list-style-type: none"> <li>• The measures require no direct intervention by the concerned activities.</li> </ul>	<a href="#">Further information on the recent decrees issued by Italian government</a> (in Italian)
<b>Suspension of Non-Essential Activities</b>	<ul style="list-style-type: none"> <li>• All companies whose industrial activity code is not listed in Annex 1 of Law Decree 22 March 2020.</li> </ul>	<ul style="list-style-type: none"> <li>• Construction sites activities are not included in Annex 1.</li> </ul>	The provisions are in force from 23 March 2020, until 3 April 2020	<ul style="list-style-type: none"> <li>• Ordinary construction sites must provide for temporary suspension by leaving the site area and machinery in a safe manner.</li> </ul>	<a href="#">For further information on the Ministerial Decree</a> (in Italian)

4 The Italian export credit agency that offers a complex range of instruments for credit insurance, investment protection, provision of securities and financial guarantees.



## Jurisdiction: Slovakia

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Tax: Income Tax Deferral</b>	<ul style="list-style-type: none"> <li>All taxpayers.</li> </ul>	<ul style="list-style-type: none"> <li>Taxpayers will be given an extended period until the end of June 2020, to pay any liabilities that have accumulated during the previous tax period.</li> <li>The period for submitting tax returns is also extended. Tax returns must be completed and submitted until 30 June 2020.</li> </ul>	Extended until 30 June 2020	<ul style="list-style-type: none"> <li>Automatic offer with no applications required.</li> <li>Tax returns must still be completed, however the submission date has been extended to 30 June 2020.</li> </ul>	
<b>Commercial: Permission for Restaurants and Fast Food Restaurants to Operate as Takeaways and Deliveries</b>	<ul style="list-style-type: none"> <li>Fast food and restaurant operators.</li> </ul>	<ul style="list-style-type: none"> <li>Fast food restaurants and restaurants can operate only as takeaways or deliveries.</li> <li>It is forbidden for customers to enter into restaurants or fast food restaurants.</li> </ul>	Until further notice		
<b>Extended Statute of Limitation, Prescription and Procedural Periods</b>	<ul style="list-style-type: none"> <li>All subjects governed by Slovak law.</li> </ul>	<ul style="list-style-type: none"> <li>The statute of limitation and prescription periods in civil law are suspended until 30 April 2020.</li> <li>Limitation and prescription periods that elapsed in the period between 12 March and the effective date of law shall lapse after 30 days following the effective date of the new law (date of publication).</li> <li>Procedural periods in the court proceedings are also on hold until 30 April 2020, except for some emergency cases that should not be delayed.</li> <li>Security cannot be enforced and auctions cannot take place until 30 April 2020.</li> </ul>	Until 30 April 2020		

## Jurisdiction: Poland

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Expiry of lease parties' obligations</b>	Commercial tenants at retail facilities of more than 2,000 sqm that are subject to trade restrictions.	Expiry of the obligations of tenant and landlord; no compensation from the State Treasury for landlords.	For a period of trade restrictions	31 March 2020	<p>For further information, please see our publications:</p> <p>Poland: <a href="#">Unclear Rules of Temporary Expiry of Lease Rights and Obligations at Retail Facilities of More Than 2,000 m2</a></p> <p>Poland: <a href="#">Lease Agreements at Retail Facilities of More Than 2,000 m2 in the Anti-Crisis Shield Act (Bill Adopted by Sejm)</a></p>
<b>Tenant's obligation to submit an offer to extend the lease agreement after cancelation of a trade ban</b>	Landlords.	The tenant must submit to the landlord an unconditional and binding statement to the effect that they wish to extend the lease contract under the existing terms and conditions for the duration of the ban plus six months; the statement is to be submitted within three months of the date of the ban being lifted.	Within three months from cancelation of a trade ban	31 March 2020	

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Extension of lease agreement</b>	Tenants.	Where the duration of the lease agreement concluded before the date of entry into force, the draft bill (expected 1 April 2020) expires after that date and before 30 June 2020, this agreement shall be extended until 30 June 2020, under the conditions existing. The contract is renewed on the basis of a statement of the will of the tenant (not applicable, e.g. for a tenant who breached material provisions of a lease agreement).	Until 30 June 2020	31 March 2020	
<b>Continuation of a lease agreement and rent constancy</b>	Tenants.	A landlord will not be entitled to terminate a lease agreement or change a rent rate (not applicable, e.g. for a commercial tenant who breaches provisions regarding use of premises).	Until 30 June 2020	31 March 2020	
<b>Term of payment of perpetual usufruct fee for 2020</b>	Perpetual usufructuaries.	Term of payment extended to 30 June 2020.	Until 30 June 2020	31 March 2020	
<b>Property tax exemption</b>	Entrepreneurs.	The Municipal Council may introduce exemption from a property tax payment obligation for a part of 2020 for selected entrepreneurs whose liquidity deteriorated due to negative economic consequences due to COVID-19.	2020	31 March 2020	
<b>Prolongation of payment of a property tax</b>	Entrepreneurs.	The Municipal Council may prolong a term for payment of a property tax for April-June 2020, for selected entrepreneurs whose liquidity deteriorated due to negative economic consequences due to COVID-19.	30 June 2020	31 March 2020	



## Jurisdiction: France

Measure	Who is Eligible	What Does the Help Entail?	For How Long?	Action	More Information
<b>Solidarity Fund</b>	<p>Cumulative conditions:</p> <ul style="list-style-type: none"> <li>Individual or corporate entity under private law and French resident for tax purposes, having an economic activity having (i) a workforce of no more than 10 employees; (ii) a turnover at the close of the last financial year of less than €1,000,000; and (iii) taxable profit of less than €60,000.</li> <li>Their activity must have started before 1 February 2020, and there must not have been a petition in bankruptcy before 1 March 2020.</li> <li>They must not be controlled by a commercial corporate company.</li> <li>If they control commercial corporate companies, the above criteria of the first point shall be assessed for the group.</li> <li>They must have been the subject of a ban on public opening or a loss of turnover of at least 50% in March 2020, compared to March 2019.</li> </ul>	<p>Two levels of assistance:</p> <ol style="list-style-type: none"> <li>The first level allows the company to benefit from a state aid of an amount equal to the reported loss of turnover in March 2020, up to a limit of €1,500.</li> <li>The second level allows companies that benefit from the first level to receive an additional flat-rate aid of €2,000 if (i) they are unable to settle the debts that must be paid within 30 days; (ii) they were refused a reasonable cash loan by their bank.</li> </ol>	<p>The decree only refers to the period during March as at today (it will be likely be extended, given the context).</p>	<p>For the first level of assistance, companies can make their request directly on the Department of Tax website (<a href="http://impots.gouv.fr">impots.gouv.fr</a>) from 1 April 2020, by submitting their application with:</p> <ul style="list-style-type: none"> <li>Affidavit certifying that the criteria are fulfilled and absence of fiscal and social debts unpaid as at 31 December 2019</li> <li>An estimate of the amount of the loss of turnover</li> <li>The company's bank details</li> </ul> <p>The Tax Office (DGFIP) will carry out initial checks so as to pay aid quickly to the applicant. Further checks may be subsequently carried out.</p> <p>The request shall be made before the 30 April 2020.</p> <p>The second level of assistance will be carried out at a local level (regional council) with companies contacting their Local Authority with relevant evidence:</p> <ul style="list-style-type: none"> <li>Affidavit certifying that the criteria are fulfilled</li> <li>Brief description of their situation, accompanied by a 30-day cashflow plan demonstrating the risk of suspension of payments</li> <li>The amount of the loan refused, the name of the bank that refused it and the contact details of the person to contact in that bank)</li> </ul> <p>The request shall be made before the 31 May 2020.</p>	<p><a href="#">Official text</a> (in French).</p>

Measure	Who is Eligible	What Does the Help Entail?	For How Long?	Action	More Information
<b>Suspension of Payment of Utility Bills and Protection Against Penalties and Termination Clause for Utilities and Rents and Service Charges</b>	<ul style="list-style-type: none"> <li>All of the above apply.</li> <li>In addition, may be eligible those who are trading whilst insolvent within the limits authorised by law.</li> </ul>	<ul style="list-style-type: none"> <li><b>Utilities</b> – Utility providers (e.g. water, gas, electricity) must not suspend, interrupt or reduce the supply of electricity, gas or water to eligible persons for non-payment of their invoices nor terminate the supply contract. They must agree to payment plans if so requested by the eligible person.</li> <li><b>Rent and service charge</b> – Eligible persons may not incur financial penalties or default interest, damages or be opposed a penalty clause, termination clause or any clause providing for forfeiture, or calling of guarantees or sureties, due to the failure to pay rent or service charges relating to their professional and commercial premises, notwithstanding any contractual stipulation to the contrary and the provisions of articles L. 622-14 and L. 641-12 of the commercial code.</li> </ul>	<p><b>Utilities</b> – From 26 March 2020 until the end of the state of emergency</p> <p><b>Rent and service charge</b> – The provisions apply to rent and service charge for which payment is due between 12 March 2020, and the expiration of two months after the end the state of emergency</p>	<p>Regarding utilities, a request shall be made to the service provider.</p>	<p><a href="#">Official text</a> (in French).</p> <p>A decree providing further information is awaited.</p>

## Jurisdiction: Germany

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Domestic Tenants: Rental Protection</b>	<ul style="list-style-type: none"> <li>Tenants in both social and private accommodation.</li> </ul>	<ul style="list-style-type: none"> <li>Landlords will not be able to start proceedings to evict tenants in both social and private rented accommodation.</li> </ul>	Applies for April, May and June 2020 only	<ul style="list-style-type: none"> <li>Tenants must announce any difficulties with their landlord in writing.</li> </ul>	
<b>Commercial Tenants: Protection from Eviction Caused by Covid-19-Pandemia for Three Calendar Months</b>	<ul style="list-style-type: none"> <li>All commercial tenants in Germany with a lease agreement subject to German law.</li> <li>Please note, that lease agreements in areas located close to neighbouring countries are not always subject to German law and Germany has borders to seven neighbouring countries.</li> </ul>	<ul style="list-style-type: none"> <li>Commercial tenants who cannot pay their rent because of COVID-19 will be protected from eviction.</li> <li>No business will automatically forfeit their lease and be forced out of their premises if they miss a payment up until 30 June 2020.</li> <li>This is not a rental holiday, and tenants will still be liable for the rent. All outstanding payments are due by 30 June 2022, at the latest.</li> </ul>	Applies for the rent payable for April, May and June 2020 ; the government is entitled to a prolongation of the Protection in case Covid-19-pandemia continues in July 2020	<ul style="list-style-type: none"> <li>The change will come into force by 1 April 2020. Tenants must announce the use of the Protection in writing towards landlords.</li> </ul>	As tenants will still be liable for the rent, an interest rate of up to 8% apply to all outstanding payments.
<b>Commercial: Permission for Pubs and Restaurants to Operate as Takeaways</b>	<ul style="list-style-type: none"> <li>Pub and restaurant operators.</li> </ul>	<ul style="list-style-type: none"> <li>Planning rules have been relaxed, so pubs and restaurants can operate as hot food takeaways without a planning application.</li> <li>Measures will apply to hot food and drinks; however, the serving of alcoholic drinks will continue to be subject to existing licensing laws.</li> </ul>	Applies for April 2020 but might be extended due to development of Covid-19-pandemia	<ul style="list-style-type: none"> <li>Businesses will be required to tell the Local Planning Authority when the new property use begins and ends. No information to landlords required.</li> </ul>	It is expected that restaurants and pubs are allowed to re-open in April 2020 at the latest. Modified permission ends at the same time.

## Jurisdiction: Spain

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Business Rates Retail Discount (BRRD)</b>	Not applicable	Not applicable	Not applicable	Tenants and owners may freely enter into negotiations for rent discounts but the Spanish government has not approved any specific measures.	For further information, please see our publication: <a href="#">Coronavirus Disease 2019 (COVID-19) Update of Legal Issues in Spain</a>
<b>Small Business Rate Relief</b>	Not applicable	Not applicable	Not applicable	The Spanish government has not approved any specific measures.	
<b>Commercial tenants: protection from eviction</b>	Not applicable	Not applicable	Not applicable	The Spanish government has not approved any specific measures.	
<b>Tax Measures: Deferral of Tax Payments</b>	Spanish tax payers that comply with applicable requirements.	<p>Royal Decrees Laws 7/2020 and 8/2020 approved by the Spanish government intend to mitigate the impact that COVID-19 may have on the most vulnerable sectors of the economy, i.e. SMEs and self-employed individuals, the Spanish tax authorities will allow the deferral of tax payments (including payroll withholding taxes), provided the following requirements are met:</p> <ul style="list-style-type: none"> <li>• Tax payment due between 13 March and 30 May 2020, both inclusive</li> <li>• Total tax due not exceeding €30,000</li> <li>• Only taxpayers with a turnover not exceeding €6,010,121.04 in 2019 will be entitled to request such deferral</li> </ul> <p>The regions have also approved different tax measures to mitigate the impact of the crisis in relation to the taxes collected by the regional authorities (e.g. deferral or suspension of the Stamp duty due).</p> <p>Finally, public deeds documenting the novation agreement of a mortgage, under Royal Decree Law 8/2020, will be exempt from Stamp Duty.</p>	<p>Tax deferral will be granted for a six-month-period and no late payment interest will be accrued during the first three months.</p> <p>Additionally, the Spanish tax authorities have extended until 30 April 2020, the deadline for (i) payment of tax debts deriving from tax assessments; (ii) deferred or fractioned tax debts already granted; and (iii) to file documents related to tax proceedings such as request of information from the tax authorities, tax appeals, etc. If the deadline has been notified after 18 March 2020, the extension will be until 20 May 2020. Ongoing tax filings/payments have not been modified.</p>	For further information, please see our publication: <a href="#">Coronavirus Disease 2019 (COVID-19) Update of Legal Issues in Spain</a>	

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<p><b>Commercial: Permission for Hospitality Establishments to Operate as Takeaways</b></p>	<p>There are limited retail activities allowed. Retail shops selling the following items and/or providing the following services may remain open:</p> <ul style="list-style-type: none"> <li>• Food and beverages</li> <li>• Pharmaceuticals, medical, optical and orthopedic products</li> <li>• Motor fuel</li> <li>• Hygiene products in general</li> <li>• Press, stationery, tobacco, technological and telecommunication equipment, pet food, internet or telephone related products</li> <li>• The national post and private courier companies</li> <li>• Dry cleaning and laundry services</li> </ul> <p>Hotel and restaurant activities are in suspension with the exception of food delivery services. Likewise, all kind of libraries and monuments, as well as premises and establishments where public shows, sports and leisure activities take place, will remain closed. Any other activity or establishment that, in the opinion of the authority, may involve a risk of infection, are also suspended.</p> <p>Likewise, according to Order SND/257/2020, within the term of the State of Alarm, all hotels and similar accommodation, tourist accommodation and other short-stay accommodation establishments must be closed. Only surveillance, security and maintenance services are allowed.</p> <p>There are few exceptions in relation to tourist accommodation establishments where there are still guests at the time of declaration of the State of Alarm.</p>		<p>Within the term of the State of Alarm (so far 12 April)</p>		<p>For further information, please see our publications: <a href="#">Coronavirus Disease 2019 (COVID-19) Update of Legal Issues in Spain</a> and <a href="#">Measures in Relation to Tourist and Hotel Establishments</a></p>

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Mortgage debt moratorium and suspension of obligations from unsecured credit agreements</b>	<p>Debtors, under the following cases of <b>economic vulnerability</b>, of loans or secured loans agreements with and without a real estate mortgage:</p> <p>a) That the potential beneficiary becomes unemployed or, in the case of an entrepreneur or self-employed, suffers a substantial loss of income or a substantial drop in turnover of at least 40%.</p> <p>b) That all household members' income does not exceed, in the month preceding the request for a moratorium:</p> <p>I. Generally speaking, the threefold limit is the monthly Multi-Effect Public Income Indicator (IPREM).</p> <p>II. This limit will increase by 0.1 times the IPREM for each dependent child in the household. The increase applicable per dependent child shall be 0.15 times the IPREM for each child in the case of a single-parent household.</p> <p>III. This limit will increase by 0.1 times the IPREM for each person over 65 years of age who is a member of the household.</p> <p>IV. In the event that any of the members of the family unit have a disability of more than 33%, a situation of dependency or illness that permanently incapacitates them for an employment activity, the limit provided for in sub-paragraph (i) shall be four times the IPREM, without prejudice to the cumulative increases per dependent child.</p>	<p>Moratorium of mortgage debt on the purchase of:</p> <p>a) The primary home.</p> <p>b) Property used for economic activity by entrepreneurs and self-employed.</p> <p>c) Housing other than the usual one in a rental situation and for which the mortgage debtor, natural person, owner and lessor of said housing, has stopped receiving the rental income since the entry into force of the State of Alarm or stops receiving it until one month after the end of the same.</p> <p>2. Suspension of obligations arising from unsecured credit agreements.</p>	<p>1. Mortgage debt moratorium</p> <p>Once the required documentation has been received, the creditor will proceed to its implementation within a maximum period of 15 days.</p> <p>Once the moratorium is granted, the creditor entity shall inform the Bank of Spain of its existence and duration for accounting purposes and of non-allocation thereof in the calculation of risk provisions.</p> <p>The moratorium application referred shall entail the suspension of the mortgage debt for the period stipulated for it and the consequent non-application during the period of validity of the moratorium of the early maturity clause contained in the contract of the mortgage.</p> <p>During the term of the moratorium, the creditor may not demand payment of the mortgage fee, nor of any of the concepts that comprise it (return on equity or interest payments), either in full, or in a percentage.</p> <p>No interest will accrue either in relation to secured loan or loan contracts secured with a real estate mortgage in which the debtor is in the cases of practical economic vulnerability and</p>	<p>For establishing the situation of economic vulnerability, the mortgage debtor, guarantor and non-debtor guarantor must prove it to the creditor by submitting the following documents:</p> <p>a) In the case of a legal situation of unemployment, by means of a certificate issued by the managing entity of the benefits, which lists the monthly amount received in respect of unemployment benefits or allowances.</p> <p>b) In the event of cessation of activity of self-employed persons, by means of a certificate issued by the State Agency of the Tax Administration or the competent body of the Autonomous Community, where appropriate, based on the declaration of cessation of activity declared by the interested party.</p> <p>c) Number of people living in the residence:</p> <p>i. Family book or de facto domestic partnership document</p> <p>ii. City registration relating to persons registered at the residence, with reference to the time of submission of the supporting documents and to the previous six months</p>	<p>For further information, please see our publication: <a href="#">Coronavirus Disease 2019 (COVID-19) Update of Legal Issues in Spain</a></p>



Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
	<p>V. The limit provided for in subparagraph (i) shall be five times the IPREM, when the mortgage debtor is a person with cerebral palsy, mental illness or intellectual disability, with a recognized degree of disability equal to or greater than 33%, or a person with physical or sensory disability, with a degree of recognised disability equal to or greater than 65%, as well as in cases of serious illness that accredits the person or their caregiver to carry out an employment activity.</p> <p>c) That the mortgage fee, plus basic expenses and supplies, be greater than or equal to 35% of the net income received by all members of the household.</p> <p>d) That, because of the health emergency, the family unit has suffered a significant alteration of its economic circumstances in terms of housing access effort, in the terms defined in the next point.</p> <p>For this purpose:</p> <p>a) That individuals who meet the conditions laid down in Article 5 of Law 37/1992 of 28 December 1992 on Value Added Tax, shall be deemed to be entrepreneurs and self-employed.</p> <p>b) That there has been a significant change in economic circumstances where the effort of the mortgage burden on household income has multiplied by at least 1.3.</p>		<p>proves to the entity in that circumstance, the application of default interest for the term of the moratorium. This inapplicability of interest shall apply only to debtors or contracts covered by the rule developed by the government.</p> <p>The debtor of a mortgage-guaranteed loan or loan that has benefited from the moratorium measures set out in the rule without meeting the requirements laid down therein shall be liable for any damages that may have occurred, as well as all expenses generated by the implementation of these easing measures, without prejudice to the responsibilities of any other order to which the debtor's conduct may give rise. In this regard, it should be noted that the amount of damages and expenses may not be less than the benefit wrongly obtained by the debtor for the application of the rule. The debtor who, voluntarily and deliberately, seeks to place or remain in cases of economic vulnerability in order to obtain the application of these measures, will also be liable, with the accreditation of this to the entity with which the loan or credit is arranged.</p>	<p>iii. Declaration of disability, dependence or permanent inability to carry out an employment activity</p> <p>d) Ownership of the property:</p> <p>i. Simple note from the Real Estate Registry for all members of the household</p> <p>ii. Deeds of sale of the home and the granting of the loan with a mortgage guarantee</p> <p>e) In the event of a request for a moratorium of the mortgage debt for the loan for a rented housing, the corresponding rental agreement must be provided.</p> <p>f) Responsible declaration of the debtor or debtors relating to the fulfilment of the requirements to be considered without sufficient financial resources under this Royal Decree Law.</p>	

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
	<p>c) By household consisting of the debtor, their spouse not legally separated or a registered <i>de facto</i> partner and the children, regardless of their age, who reside in the dwelling, including those linked by a relationship of guardianship or family care and their non-legally separated spouse or registered de facto partner, residing in the dwelling.</p> <p>The assumptions of economic vulnerability in relation to loan agreements without a mortgage guarantee have the following specialties:</p> <p>a) If the person was also beneficiary of the moratorium of mortgage debt on the purchase of the primary home, it will not be taken into account for the purpose of calculating the total mortgage fee and the alteration of the economic circumstances for the suspension of the obligations derived from the referred loans.</p> <p>b) If the potential beneficiary has not taken out a secured loan agreement with a real estate mortgage but, nevertheless, has to make periodic payments, either of rent for his main residence or of any type of financing without mortgage collateral to a financial institution, or both, for the purposes of calculating the mortgage fee, the amount of the mortgage payment shall be replaced by the total of these amounts.</p> <p>The government provides that the same measures shall also apply to the guarantors and guarantors of the principal debtor, in respect of (i) their primary residence and (ii) the loan agreements without mortgage guarantee with the same conditions as those laid down for the main debtor.</p>		<p>2. Suspension of obligations from unsecured credit agreements</p> <p>Non-debtor guarantors, guarantors and debtors, may request from the creditor, up to one month after the end of the State of Alert, the suspension of their obligations for a maximum of three months, which may be extended by agreement of the Council of Ministers. The suspension of the contractual obligations will take effect once the creditor has received the required documentation by any means.</p> <p>In the event that the financing is secured by another guarantee different than a mortgage, or has been registered in the Register of Movable Property, it will be necessary for the extension of the term to be documented and recorded in the aforementioned register. However, the public deeds corresponding to such novation may not be granted during the term of the State of Alarm. The amounts that would be payable to the debtor if the suspension were not applied will not be considered due.</p>		

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
	<p>Non-debtor guarantors, guarantors and mortgagers in cases of economic vulnerability may require the entity to exhaust the principal debtor’s assets, without prejudice to the application to the principal debtor, where appropriate, of the measures provided for in the Code before claiming the secured debt, even if the contract had expressly waived the benefit of exclusion.</p> <p>The guarantors to whom the suspension of obligations arising from non-mortgage credit agreements applies may require the creditor to exhaust the assets of the principal debtor before claiming the secured debt from them, even if the contract had expressly waived the benefit of exclusion.</p> <p>In addition, the government provides that debtors falling within the scope of the RD may request from the creditor, up to 15 days after the end of the term of the State of Alarm, a moratorium on the payment of the mortgage-guaranteed loan for the acquisition of your primary residence</p>		<p>The effects of the suspension will be:</p> <p>a) Payment of the fee or any of the concepts that comprise it will not be required.</p> <p>b) No interest will be accrued (neither ordinary nor late).</p> <p>The expiration date agreed in the contract will be extended, because of the suspension, for the duration of this, without any modification of the rest of the agreed conditions.</p>		
<p><b>Domestic tenants: rental protection</b></p>	<p>Tenant under the following cases of economic vulnerability:</p> <p>a) The tenant becomes unemployed, fails under a temporary workforce restructuring plan, or has reduced their working day due to care, and if they are entrepreneur under other similar circumstances that suppose a substantial loss of income, being the household members’ income in the month preceding to the request of the moratorium:</p>				

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
	<p>I. Generally speaking, the threefold limit is the monthly IPREM. This limit will be increased by 0.1 times the IPREM for each dependent child in the household. The increase applicable per dependent child shall be 0.15 times the IPREM for each child in the case of a single-parent household.</p> <p>II. This limit will be increased by 0.1 times the IPREM for each person over 65 years of age who is a member of the household.</p> <p>III. In the event that any of the members of the family unit have a disability of more than 33%, a situation of dependency or illness that permanently incapacitates them for an employment activity, the limit provided for in sub-paragraph shall be four times the IPREM, without prejudice to the cumulative increases per dependent child.</p> <p>IV. The limit provided for in sub-paragraph (I) shall be five times the IPREM, when there is a person with cerebral palsy, mental illness or an intellectual disability, with a recognised degree of disability equal to or greater than 33%, or a person with a physical or sensory disability, with a degree of recognised disability equal to or greater than 65%, as well as in cases of serious illness that accredits the person or their caregiver to carry out an employment activity.</p> <p>b) That the lease rent, plus basic expenses and supplies, be greater than or equal to 35% of the net income received by all members of the household.</p>				

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Domestic tenants: protection from eviction</b>	Tenants that prove before the court to be in a situation of social or economic vulnerability that has arisen as a consequence of COVID-19, which makes it impossible to find a housing alternative for himself/herself and for the people with whom he/she lives.	An extraordinary suspension of the eviction. If the hearing is not called or has not been held, said period or the hearing will be suspended until the measures that the competent social services deem appropriate are adopted.	A maximum period of six months from April 1, 2020.	<p>The tenant must prove before the lawyer of the Administration of Justice that he is in any of the situations of economic vulnerability established in this Royal Decree. If the lawyer of the Administration of Justice understands that the situation of alleged economic vulnerability is present, he will decree the suspension retroactively to the date on which it occurred for the time strictly necessary, taking into account the report of the social services.</p> <p>In the event that the suspension of the eviction affects landlords who prove before the court that they are also in a situation of social or economic vulnerability that has arisen as a consequence of the effects of COVID-19, the lawyer of the Administration of Justice shall notify the competent social services for their consideration in establishing the extraordinary suspension of the eviction period and in defining the social protection measures to be adopted.</p>	For further information, please see our publication: <a href="#">Coronavirus Disease 2019 (COVID-19) Update of Legal Issues in Spain</a>
<b>Domestic tenant: extraordinary extension of the leases agreement</b>	Tenants of primary residential Leases Agreements subject to the Urban Leases Act and whose expiration or its extension, is established from 1 April 2020 to two months from the end of the State of Alarm.	An extraordinary extension of the lease term for a maximum period of six months, during which the terms and conditions established for the current contract, will apply.	Six months.	The landlord must accept this request for an extraordinary extension, unless other terms or conditions are agreed by the parties.	For further information, please see our publication: <a href="#">Coronavirus Disease 2019 (COVID-19) Update of Legal Issues in Spain</a>

## Jurisdiction: Belgium

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Federal Guarantee Scheme</b>	<ul style="list-style-type: none"> <li>• “Viable” businesses.</li> <li>• SMEs</li> <li>• Self-employed</li> <li>• Not-for-profit organizations</li> <li>• Not financial institutions.</li> </ul>	<ul style="list-style-type: none"> <li>• The federal state will guarantee new loans with a term not in excess of 12 months (unless extended) issued to businesses in Belgium.</li> </ul>	Loans entered into prior to 30 September 2020 (unless extended), will benefit from the State guarantee	<ul style="list-style-type: none"> <li>• Expected to be automatic.</li> </ul>	<a href="https://www.nbb.be/fr/articles/regime-de-garantie-pour-les-particuliers-et-les-entreprises-touchees-par-la-crise-du">https://www.nbb.be/fr/articles/regime-de-garantie-pour-les-particuliers-et-les-entreprises-touchees-par-la-crise-du</a> (in French)
<b>Residential Tenants: Protection From Eviction</b>	<ul style="list-style-type: none"> <li>• Residential tenants in Brussels, Flanders Wallonia.</li> </ul>	<ul style="list-style-type: none"> <li>• No evictions can be executed against residential tenants.</li> <li>• The rules do not apply in respect of commercial tenants.</li> </ul>	Until the beginning of April 2020 (unless extended)	<ul style="list-style-type: none"> <li>• No action is required.</li> </ul>	
<b>Tax Payment Facilities</b>	<ul style="list-style-type: none"> <li>• All Belgian businesses affected by the COVID-19 crisis.</li> </ul>	<ul style="list-style-type: none"> <li>• A payment plan, and exoneration from penalties and late payment interest, can be negotiated with the federal tax authorities in respect of amounts owed in respect of (i) wage withholding tax, (ii) VAT, (iii) Corporate Income Tax, and (iii) Income Tax.</li> </ul>	At the discretion of the tax authorities	<ul style="list-style-type: none"> <li>• Application to be lodged with the federal tax authorities prior to 30 June 2020.</li> </ul>	<a href="https://finances.belgium.be/fr/entreprises/mesures-de-soutien-dans-le-cadre-du-coronavirus-covid-19">https://finances.belgium.be/fr/entreprises/mesures-de-soutien-dans-le-cadre-du-coronavirus-covid-19</a> (in French)



Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Tax Deferral</b>	<ul style="list-style-type: none"> <li>All Belgian businesses.</li> </ul>	<ul style="list-style-type: none"> <li>Deferral of declarations and payments for VAT, corporate income tax, income tax on non-profit organisations, wage withholding tax, non-residents tax.</li> </ul>	<p>Deferral of declarations to April 30, 2020 for corporate income tax, income tax on non-profit organisations and non-residents tax</p> <p>Deferral of VAT and wage withholding tax by two months</p> <p>Deferral of VAT declaration obligations depends on the nature of the obligation and the initial deadline</p>	<ul style="list-style-type: none"> <li>Automatic deferral.</li> </ul>	<a href="https://finances.belgium.be/fr/Actualites/18-03-2020-coronavirus-mesures-soutien-supplementaires">https://finances.belgium.be/fr/Actualites/18-03-2020-coronavirus-mesures-soutien-supplementaires</a> (in French)
<b>Social Security Payment Relief</b>	<ul style="list-style-type: none"> <li>All Belgian businesses.</li> </ul>	<ul style="list-style-type: none"> <li>The payment of social security contributions can be postponed under certain conditions until 15 December 2020.</li> </ul>	15 December 2020	<ul style="list-style-type: none"> <li>Automatic for companies in certain sectors and those that were required to close.</li> <li>Upon request for other companies that have closed.</li> </ul>	<a href="https://www.rsz.fgov.be/fr/employeurs-et-onss/mesures-coronavirus/report-de-paiement-des-sommes-dues-l-onss">https://www.rsz.fgov.be/fr/employeurs-et-onss/mesures-coronavirus/report-de-paiement-des-sommes-dues-l-onss</a> (in French)
<b>Closure of All Non-Essential Shops</b>	<ul style="list-style-type: none"> <li>All shops, bars and restaurants.</li> </ul>	<ul style="list-style-type: none"> <li>All closed with the exception of essential services such as pharmacies and food retailers.</li> <li>Restaurants can, currently, continue to operate as takeaway and provide delivery services.</li> </ul>	An extension until April 19, 2020 has been announced	<ul style="list-style-type: none"> <li>Business closure.</li> </ul>	

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Corporate: Moratorium</b>	<ul style="list-style-type: none"> <li>• “Viable” businesses.</li> <li>• Self-employed</li> <li>• Not financial institutions.</li> </ul>	<ul style="list-style-type: none"> <li>• Moratorium until 30 September 2020, on their loan repayment obligations (without any penalties becoming due) under existing loan agreements.</li> </ul>	30 September 2020	<ul style="list-style-type: none"> <li>• Contact your lender to discuss if you qualify for a payment moratorium.</li> </ul>	<a href="https://www.febelfin.be/fr/consommateurs/article/charte-report-de-paiement-credit-aux-entreprises">https://www.febelfin.be/fr/consommateurs/article/charte-report-de-paiement-credit-aux-entreprises</a> (in French)
<b>Residential: Mortgage Holiday</b>	<ul style="list-style-type: none"> <li>• Homeowners experiencing financial difficulty.</li> </ul>	<ul style="list-style-type: none"> <li>• Mortgage customers can ask for a payment holiday if they are experiencing payment difficulties.</li> </ul>	Moratorium of all amounts due until 30 September 2020	<ul style="list-style-type: none"> <li>• Contact your lender to discuss if a payment holiday is suitable.</li> </ul>	<a href="https://www.febelfin.be/fr/consommateurs/article/charte-report-de-paiement-credit-hypothecaire">https://www.febelfin.be/fr/consommateurs/article/charte-report-de-paiement-credit-hypothecaire</a> (in French)
<b>Other Measures Flemish Region</b>	<ul style="list-style-type: none"> <li>• Businesses in the Flemish region.</li> </ul>	<ul style="list-style-type: none"> <li>• The Flemish Region has announced, among other measures, (i) indemnity payments of EUR 4,000 for companies that have had to close as a result of COVID-19, (ii) the deferral of tax payments in respect regional taxes and (iii) the extension of an existing guarantee scheme to help COVID-19-affected companies.</li> </ul>	Various deadlines	<ul style="list-style-type: none"> <li>• Various formalities apply depending on the relevant measure.</li> </ul>	<a href="https://www.vlaio.be/nl/subsidies-financiering/corona-hinderpremie">https://www.vlaio.be/nl/subsidies-financiering/corona-hinderpremie</a>  <a href="https://www.vlaanderen.be/coronamaatregelen-vlaamse-belastingdienst">https://www.vlaanderen.be/coronamaatregelen-vlaamse-belastingdienst</a> (in Dutch)
<b>Other Measures Walloon Region</b>	<ul style="list-style-type: none"> <li>• Businesses in the Walloon region.</li> </ul>	<ul style="list-style-type: none"> <li>• The Walloon Region has announced, among other measures, (i) indemnity payments for SMEs and self-employed that have had to close as a result of COVID-19 (up to €5,000), (ii) the deferral of tax payments in respect regional taxes and (iii) the extension of an existing guarantee scheme to help COVID-19-affected companies.</li> </ul>	Various deadlines	<ul style="list-style-type: none"> <li>• Various formalities apply depending on the relevant measure.</li> </ul>	<a href="https://www.wallonie.be/fr/actualites/covid-19-la-wallonie-debloque-350-millions-eu-daides">https://www.wallonie.be/fr/actualites/covid-19-la-wallonie-debloque-350-millions-eu-daides</a>  <a href="https://www.wallonie.be/fr/fondsCovidEntreprises">https://www.wallonie.be/fr/fondsCovidEntreprises</a> (in French)

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Other Measures Brussels Region</b>	<ul style="list-style-type: none"> <li>Businesses in the Brussels region.</li> </ul>	<ul style="list-style-type: none"> <li>The Brussels region has announced, among other measures, (i) indemnity payments for companies that have had to close as a result of COVID-19 (up to €4,000), (ii) the deferral (or even waiver) of tax payments in respect regional taxes and (iii) a guarantee scheme to help COVID-19-affected companies.</li> </ul>	Various deadlines	<ul style="list-style-type: none"> <li>Various formalities apply depending on the relevant measure.</li> </ul>	<a href="https://1819.brussels/blog/pandemie-coronavirus-le-gouvernement-de-la-region-de-bruxelles-capitale-prend-des-mesures">https://1819.brussels/blog/pandemie-coronavirus-le-gouvernement-de-la-region-de-bruxelles-capitale-prend-des-mesures</a> (in French)

## Jurisdiction: Russia

Measure	Who is Eligible?	What Does the Help Entail?	For How Long?	Action	More Information
<b>Tax: Declarations</b>	<ul style="list-style-type: none"> <li>All businesses and tax residents.</li> </ul>	<ul style="list-style-type: none"> <li>The term of tax declaration submission has been postponed to second quarter.</li> </ul>	June 2020	<ul style="list-style-type: none"> <li>No action required at this time.</li> </ul>	
<b>Force Majeure and Non-Fulfilment of Contracts</b>	<ul style="list-style-type: none"> <li>Those unable to fulfil terms of ongoing contracts.</li> </ul>	<ul style="list-style-type: none"> <li>The national and domestic chambers of commerce has started issuing certificates confirming impossibility of fulfilment of contracts due to the coronavirus.</li> <li>Commercial courts interpreting as <i>force majeure</i> the non-fulfilment of contracts, including developer contract, construction and supply contracts.</li> </ul>	The duration of the COVID-19 pandemic		
<b>Paid Vacation / Working From Home</b>	<ul style="list-style-type: none"> <li>Majority of businesses, except for state agencies working to resist COVID-19 pandemics, food stores, pet shops, pharmacies and medical centres (e.g. clinics, hospitals, etc.).</li> </ul>	<ul style="list-style-type: none"> <li>All people are forced to stay on vacation to be paid by employers. It is prohibited to go out: just to visit stores or shops in the nearest proximity to the place of residence. People are allowed to work from home.</li> </ul>	30 March to 30 April 2020		

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